



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, January 17, 2014

HEARING OFFICER: Matt Janssen

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. December 20, 2013 PDH DRAFT Minutes
4. January 3, 2014 PDH CANCELLED Minutes

5. Hearing to consider a request by **JOHN TWO HEARTS MADRID** for a Minor Use Permit/ Coastal Development Permit to allow for a three (3) unit hotel of 5,670 square feet. The site is composed of two parcels of 3,220 square feet and 2,760 square feet respectively totaling 5,980 square feet. The proposed project will be built across both parcels and result in the disturbance of the entire site area. The site is located at 1111 Strand Way, approximately 100 feet north of the intersection of Pier and Strand Avenues, located in the community of Oceano. The site is in the San Luis Bay Coastal planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 12, 2013 for this project. Mitigation measures are proposed to address biological resources, geology and soils, noise, public services/utilities, and land use and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). County File Number: DRC2012-00041; Assessor Parcel Number: 061-011-005 & 006; Supervisorial District: 4; Date Accepted: October 31, 2013.

HEARING ITEMS

6. Hearing to consider a request by **JOHN & CATHERINE ZETTLER** for a Minor Use Permit/Coastal Development Permit to allow a 2,763 square-foot two-story single family residence with a 948 square-foot garage and 730 square feet of unfinished storage. The project will result in the disturbance of approximately 7,600 square feet on a 10,424 square-foot vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 1785 Chester Lane in the community of Cambria. The site is located in the North Coast planning area. This project is exempt under CEQA. County File Number: DRC2012-00118; Assessor Parcel Number: 023-151-055 ; Supervisorial District: 2; Date Accepted: October 7, 2013.
7. Hearing to consider a request by **JERRY TAFT** for a Lot Line Adjustment (COAL13-0058) to adjust the lot lines between two parcels of approximately 172.73 acres and 136.57 acres each. The adjustment will result in two parcels of approximately 96.46 acres and 212.84 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands land use category and is located at 10125 Santa Clara Road, approximately 1000 feet east of the intersection of Santa Clara Road and Rocky Canyon Truck Trail, adjacent to and southeast of the City of Atascadero. The site is in the El Pomar- Estrella planning area. This project is exempt under CEQA. County File Number: SUB2013-00023 ; APN(s): 034-434-006, 007, 011 & 014 ; Supervisorial District: 5 ; Date Accepted: November 18, 2013.

ESTIMATED TIME OF ADJOURNMENT: 9:30 a.m.

DONNA HERNANDEZ, SECRETARY PRO TEM
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.